

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. M 26/

1. Name of Property (indicate preferred name)

historic Grossman Brothers House

other Terterian House

2. Location

street and number 106 Lynch Street _____ not for publication

city, town	Rockville	vicinity
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county Montgomery

3. Owner of Property (give names and mailing addresses of all owners)

name	Ludwig Terterian
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street and number	106 Lynch Street	telephone	202 359-5629
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city, town	Rockville	state	MD	zip code	20850
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4. Location of Legal Description

courthouse, registry of deeds, etc.	Montgomery	liber	folio
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city, town	Rockville	tax map	GR12	tax parcel	Block 7, Lot 29	tax ID number	04-00229798
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5. Primary Location of Additional Data

☐ Contributing Resource in National Register District
☐ Contributing Resource in Local Historic District
☐ Determined Eligible for the National Register/Maryland Register
☐ Determined Ineligible for the National Register/Maryland Register
☐ Recorded by HABS/HAER
☐ Historic Structure Report or Research Report at MHT
☐ Other: _____

6. Classification

Category	Ownership	Current Function	Resource Count
_____district	_____public	_____agriculture	Contributing _____ Noncontributing _____
<u>X</u> building(s)	<u>X</u> private	_____landscape	_____1 buildings
_____structure	_____both	_____commerce/trade	_____sites
_____site		_____defense	_____structures
_____object		<u>X</u> domestic	_____objects
		_____education	_____Total
		_____funerary	
		_____government	
		_____health care	
		_____industry	
		_____recreation/culture	
		_____religion	
		_____social	
		_____transportation	
		_____work in progress	
		_____unknown	
		_____vacant/not in use	
		_____other:	
			Number of Contributing Resources previously listed in the Inventory
			0

7. Description

Inventory No.

Condition

<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins
<input type="checkbox"/> fair	<input type="checkbox"/> altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

This is a three-bay, one-story brick Minimal Cottage, with basement and attached carport, built ca. 1953. The house is red brick, with American running bond with a course of alternating header and stretcher brick every seventh course. There is no specific foundation course. The front-facing gables are filled in with painted plywood with implied vertical boards. The original ell-shaped massing, with its front gable portion projecting towards the street, has been filled in with a one-story frame addition with a shed roof. A small gable roof over the front entrance has been enclosed for a weather-protected entrance. There are two picture windows on the front elevation, and a third picture window on the south elevation along the driveway. The remaining windows on the house are 1/1 replacement windows. The rear portion of the carport includes an enclosed storage shed, the door of which faces the side door to the house across a breezeway with concrete steps to the back yard. There are no other structures on the lot. There is a curving concrete walkway leading from the driveway to the front door.



East Facade



South East corner, with carport



West facade



North facade

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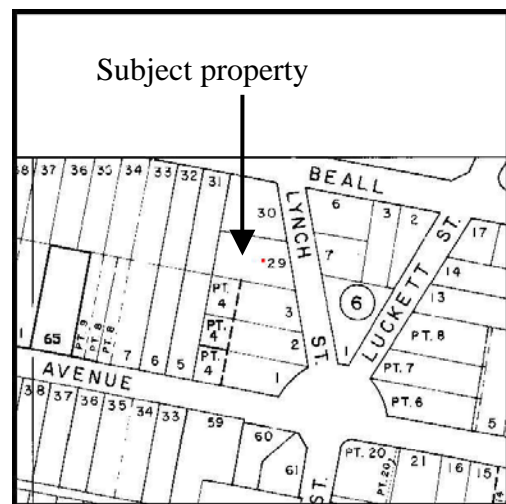
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Aerial view of
property, looking North



Neighboring Properties, looking
South.



Original Grossman residence, at
104 Laird [Lynch].

Subject Property,
106 Lynch [Laird] Street

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From: Mr. Ludwig Terterian
106 Lynch Street
Rockville, MD
20850

To: Mrs. Judy Christensen
Historic Preservation Office
City of Rockville
111 Maryland Ave
Rockville, MD
20850

RE: 106 Lynch, Rockville MD 20850 property significance evaluation.

Dear Mrs. Christensen,

I am writing this letter asking the City of Rockville for property significance evaluation located at 106 Lynch St. Rockville, MD 20850. To the best of my knowledge, I am not aware of any historical significance my property has to the City of Rockville. Upon city's permission, I plan on demolishing this property and building a new Victorian Style house that will blend in with areas older significant architecture.

Sincerely yours,

A handwritten signature in dark ink, appearing to read "Ludwig Terterian", written over a horizontal line.

Ludwig Terterian

(202) 359-5629 cell

8. Significance

Inventory No. _____

Period	Areas of Significance	Check and justify below			
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy	
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government	
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion	
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science	
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input checked="" type="checkbox"/> social history	
	<input type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation	
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other: _____	

Specific dates	1953 - 1964	Architect/Builder	Mr. Hodgkins, from Damascus
Construction dates	1953		

Evaluation for:

☐ National Register ☐ Maryland Register ☒ not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

This three-bay one-story brick Minimal Cottage was built in the West End Park subdivision (1890) as post-World War II infill construction. [For more information, see the site history for 708 Beall Avenue at Historic Rockville, at www.rockvillemd.gov.] Located along an angled street, the generous lot size is indicative of the variety of platted lots in this early subdivision, with wider lots along Lynch (although not as deep as the narrower lots on side streets). This subdivision filled in over time, according to the changes in the real estate market. On this block of Lynch, between Beall and Anderson, six of the eight homes with frontage along Lynch were built in the same general time period as the subject property, between 1948 and 1956. Two earlier homes were built around 1900 and 1927.

The subject property is a good example of the housing stock constructed after World War II, when the federal government helped finance new construction for single-family homes, making up for the long spell of reduced construction during the War. The homes were stylistically evocative of the past, while still responding to the perceived needs of modern families. This home has been altered over time, with additional space added to the front of the house in compatible, but contrasting, frame construction. In addition, an attached carport and storage shed, with a concrete floor, were added along the south side of the house at the end of an asphalt driveway.

The City's utility records (which go back to the 1940s) indicate that the house was first owned by Israel and Samuel H. Grossman. When Israel died, the house was just owned by Sam Grossman (1962-1964). The brothers, Israel and Samuel H. Grossman, were well-known merchants in Rockville, and operated a market in the town center from 1920-1960. The Grossmans were related to the Steinbergs [see Site History for 110 South Adams Street, at Historic Rockville, www.rockvillemd.gov], another early Jewish family in Rockville. Bertha Steinberg was a sister of Israel and Samuel Grossman. She and her husband, David, moved to Rockville and opened a dry goods store around 1908. Her brother, Israel, immigrated from Tabarakah, Germany, to Baltimore, and then moved to Rockville to live near his sister. Israel then brought his brother, Samuel, over from Europe. Samuel first moved to New York, where he met and married his wife, Bertha Solowey. According to information at Peerless Rockville, Samuel and Bertha Grossman came to Rockville in 1919. Their son, Philip, was the first Jewish baby born in Montgomery General Hospital, in 1920. Israel and Samuel opened a grocery, known as "Grossman's DGS Grocery Store". They had some help from a cousin, Philip Grossman, who never actually lived in Rockville, but would come down to help. The store was located in rental space on the north side of East Montgomery Avenue. In time, the Grossmans purchased the property at 247 East Montgomery Avenue, and moved the store to the south side of the street. When the business was sold in 1960, it was purchased by "Roy's Place." [This information was provided by Ed Duffy, City of Rockville's Community Development Program Manager.]

The Grossmans originally lived in 104 Lynch Street [originally addressed as 104 Laird street]. This two-story frame house was set on the south side of a wide lot. After a time, Mrs. Samuel Grossman found it difficult to manage steps, and the family subdivided the property and built the brick one-story home at 106 Lynch Street. They lived in this house from 1953 until 1964.

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The property was then sold to Paul C. and S. M. Staples (1964 – 1970), and then to Marjorie French (1970). George and M. Welch owned the property from 1994 – 2001, when it was purchase by Wilma R. King. The current owner, Ludwig Terterian, purchased the property in March 2005, with plans to demolish the existing structure.

Vicinity Map

106 Lynch Street



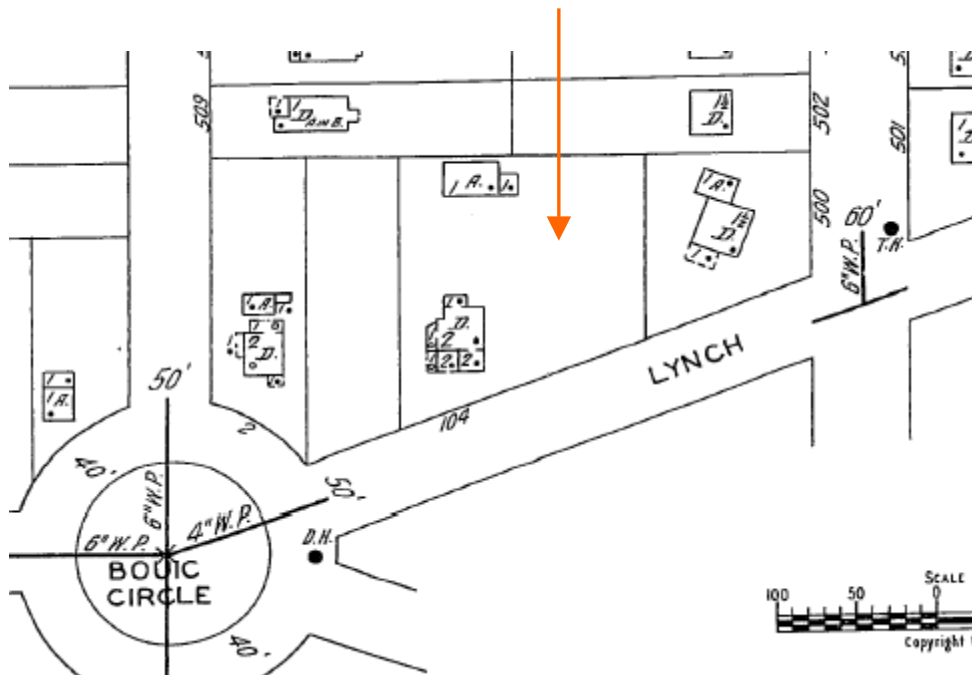
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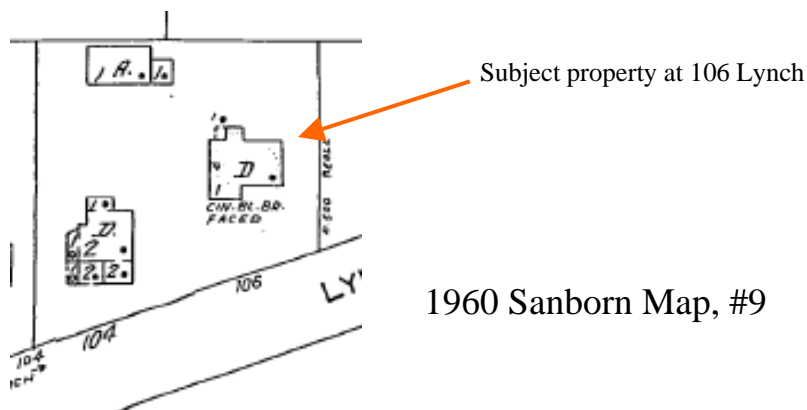
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Subject property, associated with 104 Lynch



1949 Sanborn Map, #9



1960 Sanborn Map, #9

9. Major Bibliographical References

Inventory No.

City utility records

Peerless Rockville research library

Oral information from : Ed Duffy, City of Rockville Economic Development Manager

Mrs. Bernice Grossman, daughter-in-law of Samuel Grossman

10. Geographical Data

Acreage of surveyed property 10,901 s.f.

Acreage of historical setting 10,901 s.f.

Quadrangle name Rockville, MD. – VA.

Quadrangle scale: 1:24,000

Verbal boundary description and justification

11. Form Prepared by

name/title	Robin D. Ziek		
organization	City of Rockville	date	March 30, 2005
street & number	111 Maryland Avenue	telephone	240-314-8200
city or town	Rockville	state	MD

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
DHCD/DHCP
100 Community Place
Crownsville, MD 21032-2023
410-514-7600